



GAIL FARBER, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
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December 15, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

39 December 15, 2015


PATRICK OGAWA
ACTING EXECUTIVE OFFICER

**FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE
UNINCORPORATED AREAS OF ACTON, AGUA DULCE, ARCADIA, LANCASTER, PALMDALE,
AND SAN GABRIEL
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT THE BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

11622 West Avenue A, Lancaster, California 93536
1235 Soledad Canyon Road, Acton, California 93510
17205 East Parkvalley Avenue, Palmdale, California 93591
40515 166th Street East, Lancaster, California 93535
35333 Anthony Road, Agua Dulce, California 91390
4133 Lynd Avenue, Arcadia, California 91006
8536 Huntington Drive, San Gabriel, California 91775

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness/Fiscal Sustainability (Goal 1) and Integrated Services Delivery (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance. This action will also maximize opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owner(s). Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owner(s) be provided an opportunity to appear before the Board and be heard prior to abatement of the nuisance(s) by the County. However, the Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to the Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of the substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

The Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before the Board.

ADDRESS: 11622 West Avenue A, Lancaster, California 93536

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by December 18, 2015, the property be cleared of all trash, junk, debris, discarded household furniture, appliances, and miscellaneous personal property and maintained cleared thereafter, (b) that by December 18, 2015, permits be obtained and the structure(s) be repaired to code or demolished, and (c) that the structure be maintained secured to prevent unauthorized entry. Demolition includes

the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients, dilapidated, apparently abandoned, and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed immediately so as to prevent unauthorized persons from gaining access.
3. Portions of the interior walls are defective and damaged.
4. Doors and windows are broken.
5. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
6. Miscellaneous articles of personal property scattered about the premises.
7. Trash, junk, and debris scattered about the premises.

The interior of the building was not readily accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 1235 Soledad Canyon Road, Acton, California 93510

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by December 18, 2015, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.

ADDRESS: 17205 East Parkvalley Avenue, Palmdale, California 93591

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by December 18, 2015, the property be cleared of all trash, junk, debris, dead branches, and all

excessive overgrown vegetation and maintained cleared thereafter, (b) that by December 18, 2015, permits be obtained and the structure be repaired to code, and (c) that the structure be maintained secured.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and a threat to public safety and welfare until it was barricaded, as requested by the Fire Department.
3. Door and windows are broken.
4. The electrical system is nonconforming and potentially hazardous.
5. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance.
6. Trash, junk, and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 40515 166th Street East, Lancaster, California 93535

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by December 18, 2015, the property be cleared of all trash, junk, debris, miscellaneous personal property, discarded televisions, dead branches, and all excessive overgrown vegetation and maintained cleared thereafter and (b) that the structure be maintained secured.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building is open and accessible to juveniles and transients, dilapidated, apparently abandoned, and is a health, fire, and safety hazard to the adjacent community. The building or structure must be secured or closed immediately so as to prevent unauthorized persons from gaining access.
3. Door and windows are broken.
4. The electrical service or system is nonconforming, missing, or potentially hazardous.
5. The laundry standpipe of the dwelling is insanitary.
6. The building contains defective, deteriorated, or inadequate drain, waste, and vent systems.

7. Overgrown vegetation, dead trees, and weeds constituting an unsightly appearance.
8. Broken or discarded furniture and televisions in yard areas for unreasonable periods.
9. Trash, junk, and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 35333 Anthony Road, Agua Dulce, California 91390

Finding and Order: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following order: that by December 18, 2015, the property be cleared of all trash, junk, debris, discarded household furniture and equipment, and piles of lumber and maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance.
3. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
4. Miscellaneous articles of personal property scattered about the premises.
5. Trash, junk, and debris scattered about the premises.

ADDRESS: 4133 Lynd Avenue, Arcadia, California 91006

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by December 18, 2015, the property be cleared of all junk, debris, discarded household furniture, and miscellaneous personal property and maintained cleared thereafter and (b) that by December 18, 2015, the wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. Overgrown vegetation and weeds constituting an unsightly appearance.
3. Miscellaneous articles of personal property scattered about the premises.
4. Trash, junk, and debris scattered about the premises.

5. Trailers stored for unreasonable periods of time in yard areas contiguous to streets or highways.
6. Wrecked, dismantled, or inoperable vehicle(s) or parts thereof stored for unreasonable periods on the premises.

ADDRESS: 8536 Huntington Drive, San Gabriel, California 91775

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by December 18, 2015, the property be cleared of all excessive overgrown vegetation and dead trees and maintained cleared thereafter, (b) that by December 18, 2015, permits be obtained and the structure(s) be repaired to code, and (c) that the structure be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The structures were open and accessible to children, vandalized, and existed as a threat to public safety and welfare until they were barricaded, as requested by the Sheriff's Department.
3. Doors and windows are broken.
4. Exposed wiring.
5. Overgrown vegetation and weeds constituting an unsightly appearance.

Portions of the interior of the building were not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ENVIRONMENTAL DOCUMENTATION

Find that the action set forth in this Board letter is not a project pursuant to the California Environmental Quality Act.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstructs the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety

The Honorable Board of Supervisors

12/15/2015

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Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:DH:nm

c: Chief Executive Office (Rochelle Goff)
County Counsel
Executive Office